

This instrument was prepared by

(Name) Courtney H. Mason Jr.

(Address) 2032 Valleydale Road



SEND TAX NOTICE TO:
Charles L. Leachman
944 Ryecroft Road
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Three Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jack M. Knight Jr. and wife, Vicki W. Knight

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles L. Leachman and wife, Linda C. Leachman

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 12, Block 3, according to the Survey of Cahaba Valley Estates,
Third Sector as recorded in Map Book 5, Page 107, in the Probate
Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$60,300.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

1984 OCT 31 PH 3:23

see Map 7-100

Thomas A. Leachman, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>350</u>
Mineral Tax		_____
Recording Fee		<u>250</u>
Index Fee		<u>100</u>

7.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~I~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 29th
day of October, 19 84

WITNESS:

(Seal)

(Seal)

(Seal)

Jack M. Knight Jr. (Seal)

(Seal)

Vicki W. Knight (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, _____ the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jack M. Knight Jr. and wife, Vicki W. Knight
whose name s are _____ signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance _____ they _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29th day of October, A. D., 19 84